
City of Manistee Zoning Ordinance

Article Twelve W-F Waterfront District

Effective March 27, 2006
As Amended thru
July 14, 2015

ARTICLE TWELVE W-F -- WATERFRONT DISTRICT

SECTION 1200 PURPOSE AND INTENT

It is the intent of this District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The W-F District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment and recreational, service and industrial uses. [Annotation: The Language "Waterfront" was added, while the Language "Manistee Lake shoreline" was deleted by amendment 08-05, effective 2/29/08]

PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Dwelling, Single unit
- ◆ Gallery or Museum
- ◆ Home Occupation, Minor subject to [Section 1847, B, 1](#)
- ◆ Outdoor Recreation, Park
- ◆ Personal Service Establishment
- ◆ Places of Public Assembly, Small
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ Shipping Facility
- ◆ Subdivision and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Uses similar to uses permitted by right, subject to [Section 530](#)
- ◆ Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

SPECIAL USES

- ◆ Accessory building with footprint greater than the foot print of the principal structure
- ◆ Accessory uses to a permitted Special Use
- ◆ Adaptive Reuse
- ◆ Assembly Operation
- ◆ Bed & Breakfast
- ◆ Communication Tower
- ◆ Convenience Store, w/o fuel pumps
- ◆ Day Care, Commercial and Group
- ◆ Duplex
- ◆ Dwelling – Multiple unit
- ◆ Eating and Drinking Establishment
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Hotels
- ◆ Marina
- ◆ Mixed-Use Development
- ◆ Parking Facility, Public
- ◆ Planned Unit Development
- ◆ Studio for performing and graphic arts
- ◆ Uses similar to permitted special use
- ◆ Warehouse, Public

[Annotation: Duplex was changed from a Use by Right to a Special Use by Amendment Z10-01, effective 10/30/10]

SPECIAL USES

[Requires Key Street Frontage](#)

- ◆ Financial Institution
- ◆ Motels
- ◆ Places of Public Assembly, Large
- ◆ Sports and Recreation Club
- ◆ Theater

ADDITIONAL STANDARDS

- ◆ Site Plan requirements subject to [Section 2203](#)
- ◆ Vehicular Parking Space, Access and Lighting requirements subject to [Section 514](#)
- ◆ Landscaping requirements subject to [Section 531](#)
- ◆ Signage requirements subject to [Article 21](#)
- ◆ Outdoor Lighting requirements, subject to [Section 525](#)
- ◆ U.S. 31 Corridor Overlay District requirements, subject to [Article 19](#)

DISTRICT REGULATIONS ^(b)

Minimum Lot Area:		Minimum Lot Width:	
Single Unit	6,000 sq. ft.		60 ft.
Duplex, or Commercial Use	10,000 sq. ft.		80 ft.
Multiple Unit ^(a)	10,000 sq. ft. min.		80 ft.
Maximum Dwelling Units/Acre	17	Max. Building Height	2½ stories, or 35'
Minimum Building Setbacks		Maximum Lot Coverage	60%
Front ^(c)	15 ft.	Minimum Living Area	500 sq. ft.
Side	10 ft. (each side)	Minimum Dwelling Width	20 ft.
Rear ^(d)	10 ft.	Accessory Building Minimum Setbacks:	
Waterfront	20 ft. ^(e)	Side	3 ft.
		Rear	3 ft. ^(d)

- (a) For multiple unit buildings, a minimum of 10,000 square feet shall be provided for the first two units, plus 2,000 square feet for each additional dwelling unit up to twenty (20), plus 2,500 square feet for each additional dwelling unit in excess of 20.
- (b) Except as may be permitted pursuant to [Section 1870](#), Planned Unit Development.
- (c) Subject to [Section 502, G](#)
- (d) Provided that garages fronting on platted alleys shall be set back the greater of 3 feet from the rear property line or 20 feet from property line on the opposite side of the alley.
- (e) Provided that this standard shall not apply to walkways, boat docks, boat slips, boat houses and boat launches.

SECTION 1201 USES PERMITTED BY RIGHT

The following uses of buildings and land shall be permitted within the W-F District subject to the provisions of [Article 22](#), Site Plan.

- A. Accessory building with footprint less than or equal to the footprint of the principal structure
- B. Accessory use to uses permitted by right, subject to [Section 516](#)
- C. Community Garden, subject to [Section 534](#)

- D. Dwelling, single unit
- E. Gallery or Museum
- F. Home Occupation, Minor, subject to [Section 1847](#), B, 1
- G. Outdoor Recreation, Park
- H. Personal Service Establishment
- I. Places of Public Assembly, Small
- J. Professional Office
- K. Professional Service Establishment
- L. Retail Business
- M. Shipping Facility
- N. Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance
- O. Uses similar to uses permitted by right, subject to [Section 530](#)
- P. Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)

[Annotation: Duplex was changed from a Use by Right to a Special Use by Amendment Z10-01, effective 10/30/10]

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Wind Energy Conversion System, Accessory was added as a Permitted Use by Amendment Z11-08, effective 12/28/11]

SECTION 1202 USES PERMITTED BY SPECIAL LAND USE PERMIT

The following uses of buildings and land may be permitted within the W-F District, as special land uses subject to the provisions of [Article 18](#), special land use approval.

- A. Accessory building with footprint greater than the footprint of the principal structure, subject to [Section 1804](#)
- B. Accessory uses to a permitted special use, subject to [Section 1805](#)
- C. Adaptive reuse, subject to [Section 1807](#)
- D. Assembly Operation, subject to [Section 1873](#)
- E. Communication Tower, subject to [Section 1819](#)
- F. Convenience Store, without fuel pumps, subject to [Section 1823](#)
- G. Day Care, Commercial, subject to [Section 1825](#)
- H. Day Care, Group, subject to [Section 1826](#)
- I. Duplex, subject to [Section 1829](#)
- J. Dwelling, multiple unit, subject to [Section 1832](#)
- K. Eating and Drinking Establishment, subject to [Section 1835](#)
- L. Financial Institution, subject to [Section 1838](#) – *Requires Key Street Frontage*
- M. Home Based Business, subject to [Section 1846](#)
- N. Home Occupation, Major, subject to [Section 1847](#)
- O. Hotel, subject to [Section 1849](#)

- P. Marina, subject to [Section 1852](#)
- Q. Mixed-Use Development, subject to [Section 1858](#)
- R. Motel, subject to [Section 1861](#) – [Requires Key Street Frontage](#)
- S. Parking Facility, Public, subject to [Section 1865](#)
- T. Places of Public Assembly, Large, subject to [Section 1868](#) – [Requires Key Street Frontage](#)
- U. Planned Unit Development, subject to [Section 1870](#)
- V. Sports and Recreation Club, subject to [Section 1880](#) – [Requires Key Street Frontage](#)
- W. Studio for performing and graphic arts, subject to [Section 1882](#)
- X. Theater, subject to [Section 1885](#) – [Requires Key Street Frontage](#)
- Y. Uses similar to permitted special use, subject to [Section 1886](#)
- Z. Warehouse, Public, subject to [Section 1889](#)

[Annotation: Duplex was changed from a Use by Right to a Special Use by Amendment Z10-01, effective 10/30/10]

SECTION 1203 DIMENSIONAL STANDARDS

Within the W-F District, the following dimensional standards shall apply:

- A. Parcel Area – No single family dwelling building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. No duplex, multiple unit or commercial structure shall be established on any parcel less than ten thousand (10,000) square feet in area. Provided that for multiple unit buildings, in addition to ten thousand (10,000) square feet in minimum parcel area for the first two units, two thousand (2,000) square feet of parcel area shall be provided for each dwelling unit up to twenty (20) and two thousand five hundred (2,500) square feet of parcel area shall be provided for each additional dwelling unit in excess of twenty (20).
- B. Parcel Width – For a single family detached dwelling, the minimum parcel width shall be sixty (60) feet and for all other uses the minimum parcel width shall be eighty (80) feet.
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
 - 1. Front Yard: The minimum setback shall not be less than fifteen (15) feet from front property line. In established neighborhoods, where a majority of the buildings do not meet the required front yard setback, the Administrator may establish an alternate setback, pursuant to [Section 502, G](#).
 - 2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setback shall be three (3) feet;
 - 3. Rear Yard: The minimum setback shall not be less than ten (10) feet. For accessory buildings, the minimum rear yard and side yard setbacks shall be three (3) feet, excepting garages which front on a platted alley. Such garages shall be set back a minimum of twenty (20) feet from the property line on the opposite side of the alley, to provide a minimal turning radius for vehicles, but at no time shall the structure be closer than three (3) feet to the rear property line. The side yard for such garage shall be the same as for other accessory structures, as outlined above.

4. Waterfront Yards: The minimum setback from the ordinary high watermark of Manistee Lake shall be twenty (20) feet. Provided that this provision shall not apply to walkways, boat docks, boat slips, boat houses and boat launches.

[Annotation: Section 1203.C.4 changed by amendment 07-07, effective 5/29/07]

- D. Dwelling Width: No dwelling shall be constructed in the W-F District which is less than twenty (20) feet wide.
- E. Living Area: No dwelling unit shall be constructed in the W-F District which has less than five hundred (500) square feet of living area.
- F. Lot Coverage: Not more than sixty percent (60%) of the parcel area shall be covered by buildings.
- G. Height: The maximum height of principal buildings in the W-F District shall be the lesser of thirty-five (35) feet or two and one-half (2½) stories. The maximum height of accessory buildings shall be eighteen (18) feet with side walls not to exceed twelve (12) feet in height.

[Annotation: On December 31, 2014 the Renaissance Zone expired, Section 1204 Waterfront Renaissance Zone Standards was deleted by Amendment Z15-04, effective 7/14/15]